

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE  
MINUTES  
October 5, 2015**

The Dodge County Planning, Development and Parks Committee met on October 5, 2015 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel and Janice Bobholz. Joseph Marsik was excused. The staff present at the request of the Chairman was Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed. Motion by Randy Grebel to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: Allen Behl Motion carried.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Brian and Leah Thorp, agents for Henry and Iris Steffen** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the transfer of approximately 1/2-acres of land located within the A-1 Prime Agricultural Zoning District to an adjacent land owner for non-farm residential use. The site is located in part of the SE ¼, NE ¼, Section 36, Town of Lebanon, the site address being N310 Steward Drive.

Motion by Allen Behl to approve the request to allow for the transfer of approximately 1/2-acres of land located within the A-1 Prime Agricultural Zoning District to an adjacent land owner for non-farm residential use subject to the following conditions:

1. A 1-lot certified survey map of the existing 0.5-acre lot owned by the adjacent land owner and 0.5-acre parcel to be transferred shall be approved and recorded prior to the final issuance of the conditional use permit.
2. The proposed parcel to be transferred shall not exceed 1.67-acres in area unless the parcel is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. The acreage of the proposed land to be transferred shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
4. The decision of the Committee is valid for one year.

Second by Janice Bobholz    Vote 4-0       Motion carried.

### **PUBLIC HEARING**

**Dustin Brunn, agent for Brunn Dairy Farm LLC**, for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the expansion of an animal confinement facility within the A-1 Prime Agriculture Zoning District with a maximum 998 animal units on this site. The property is located in part of SW ¼, NE ¼, Section 13, T12N, R14E, Town of Trenton, the site address being W7448 Hemlock Road.

Motion by Randy Grebel to approve the conditional use permit request to allow the expansion of an animal confinement facility within the A-1 Prime Agriculture Zoning District with a maximum 998 animal units on this site subject to the following conditions:

1. The applicant shall follow all terms/provisions/requirements set forth in the approved ATCP 51 Livestock Siting application.
2. If needed, all required permits/approvals from the Wisconsin Department of Natural Resources shall be obtained.
3. Any significant change to the existing or proposed facilities for this operation, any modification or addition of manure storage facilities on this site and any future expansion of the facility that would exceed 998 Total Animal Units (AU), may require that a new or modified Conditional Use Permit (CUP) be approved.
4. A Dodge County Land Use Permit will be required for the proposed freestall barn.

Second by Allen Behl                      Vote 4-0                      Motion carried.

### **TOWN CODE AMENDMENT REQUEST**

**Town of Beaver Dam – Town Board** – A petition to amend the text of the Town of Beaver Dam Zoning Ordinance has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors for approval. The intent of the amendments are to bring the Town Ordinance into compliance with the current state and local regulations and to recreate the Town of Beaver Dam Zoning Ordinance as "Chapter 62 Zoning Code" in the Town of Beaver Dam Code of Ordinances.

Motion by Janice Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to amend the text of the Town of Beaver Dam Zoning Ordinance as shown in Exhibits A & B.

Second by Randy Grebel                      Vote 4-0                      Motion carried.

### **TOWN REZONING REQUESTS**

**Town of Beaver Dam – Town Board - RRP LLC** – Petition to rezone approximately 2.657-acres of land from the C-1 Commercial District to the I-1 Industrial District under the Town of Beaver Dam Zoning Ordinance has been submitted by the Town of Beaver Dam Town Board to the Dodge County Board of Supervisors for approval. The site is located in part of the NE ¼, Section 3, T11N, R14E, Town of Beaver Dam, the site address being N7212 Farwell Road.

Motion by Allen Behl to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 2.657-acres of land from the C-1 Commercial District to the I-1 Industrial District under the Town of Beaver Dam Zoning Ordinance as shown in Exhibit A.

Second by Janice Bobholz                      Vote 4-0                      Motion carried.

### **TOWN REZONING REQUESTS**

**Town of Lowell – Town Board – Neal Stippich** – Petition to rezone approximately 25-acres of land from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Zoning District under the Town of Lowell Zoning Ordinance has been submitted by the Town of Lowell Town Board to the Dodge County Board of Supervisors for approval. The site is located in part of the SE ¼, SW ¼, Section 28, T11N, R14E, Town of Lowell, the site address being W8766 Chapel Road.

Motion by Randy Grebel to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone approximately 25-acres of land from the AG1 General Agricultural Zoning District to the RC1 Rural Cluster Residential Zoning District under the Town of Lowell Zoning Ordinance as shown in Exhibit A.

Second by Janice Bobholz    Vote 4-0        Motion carried.

### **OTHER BUSINESS**

1. Vanderloop Enterprises LLC – Part of the SW ¼, NW ¼, Section 14, T12N, R14E, Town of Trenton, the site address being N8757 Buckhorn Road. Request for waiver to the Landscaping and Buffering provisions of Section 8.6 of the Dodge County Land Use Code.

Motion by Allen Behl to waive the landscaping and buffering requirements of Section 8.6 for the Vanderloop Enterprises LLC Commercial Farm Equipment Dealership construction project.

Second by Randy Grebel                      Vote: 4-0        Motion carried

Motion by Allen Behl to require the applicant to prepare and present to the Committee an alternative landscaping plan by December 31, 2015. The staff may immediately issue the land use permit for Phase 1 of the project.

Second by Randy Grebel                      Vote 4-0 Motion carried.

2. The minutes from the September 21, 2015 meeting were reviewed by the Committee. Motion by Janice Bobholz to approve the minutes as written.

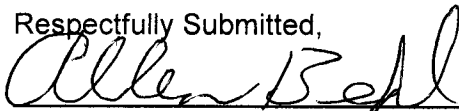
Second by Randy Grebel                      Vote: 4-0        Motion carried.

3. No Committee Member Reports

4. No additional Per Diems

Motion by order of the Chair to adjourn the meeting. Meeting adjourned at 8:05 p.m.

Respectfully Submitted,



Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.